

IN RE: PETITIONS FOR SPECIAL HEARING & \* BEFORE THE  
 SPECIAL EXCEPTION -- SE/Corner  
 York Road and Freeland Road \* ZONING COMMISSIONER  
 (21631 York Road)  
 7<sup>th</sup> Election District \* OF BALTIMORE COUNTY  
 3<sup>rd</sup> Council District \* Case No. 02-298-SPHX  
 Martha T. Hendrix, Legal Owner;  
 Maryland Line Volunteer Fire Dept., \*  
 Contract Purchaser

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Special Exception filed by the owner of the subject property, Martha T. Hendrix, and the Contract Purchasers, Maryland Line Volunteer Fire Department, by Charles E. Fogle, Jr., President, through their attorney, Anne K. Kramer, J.D., Esquire. The Petitioners request a special hearing to approve the non-density transfer of 1.05 acres from the Hendrix property to the Maryland Line Fire Protective Association, Inc. In addition, special exception relief is requested to permit an ambulance rescue facility on the subject property, pursuant to Section 1A01.C(27) of the B.C.Z.R. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Charles E. Fogle, Jr., President of the Maryland Line Volunteer Fire Department, tenants of the subject property; and, Anne K. Kramer, Esquire, attorney for the Petitioners. Also appearing in support of the Petitions were Leonard T. Bohager, Professional Land Surveyor who prepared the site plan for this property; Michael Jenkins, a representative of Purdum & Jeschke Engineers; and, Richard L. Weller and William J. Schmalzer, residents of the area. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the Maryland Line Fire Protective Association owns a rectangular shaped parcel of land at the southeast corner of York Road and

ORDER RECEIVED FOR FILING

Date

By

4/3/12  
 [Signature]

Freeland Road in northern Baltimore County. That parcel contains a gross area of 2.266 acres, more or less, zoned R.C.5 and is improved with a one-story block building known as 21631 York Road which has been used by the Maryland Line Volunteer Fire Department as its headquarters for many years. Emergency equipment is stored within the building and there also exists a hall, which is used and leased for social functions and other events. In addition to that building, a one-story wood frame structure, 30' x 60' in dimension, is located to the rear of the main building. This building is also used in connection with the Fire Department's activities. The balance of the site is unimproved but for a large parking field.

The Petitioner proposes the construction of a large building addition over the existing wood frame structure, which will ultimately be razed. It was indicated that the addition is needed to store emergency equipment. Apparently, at the present time, some pieces of equipment are stored outside and exposed to the weather. In addition to a larger storage area, the proposed enlarged building will provide additional interior space for use by the Volunteer Fire Department.

In addition to the proposed improvements, the Petitioner recently contracted to buy a portion of the adjacent property owned by Martha T. Hendrix, a widow. In fact, prior to the hearing, that acquisition proceeded to settlement and the Petitioner now owns the property. That parcel contains approximately 1.05 acres in area, and is presently unimproved. Testimony indicated that the 1.05-acre parcel will be used for a future 10,000 sq.ft. septic reserve area and provide an area of overflow parking for up to 50 vehicles. It is not anticipated that the property will be paved, but will remain as grass, and will only be used when large functions are held at the Fire Hall and overflow parking is needed. In total, 242 parking spaces will be provided on the site.

In order to proceed with the proposed improvements and use of the adjacent parcel as noted above, the requested special exception and special hearing relief are necessary. Special exception relief is needed to legitimize the use of the original parcel by the Maryland Line Volunteer Fire Department and its ambulance rescue facility, which have existed on the property for many years. In addition, a special hearing is needed to approve the non-density transfer of the

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Date

By

1.05-acre parcel from Ms. Hendrix to the Petitioners. As noted above, this parcel will not be used but for the purpose of providing an overflow parking area and future sewage disposal area.

Based upon the testimony and evidence offered, I am persuaded to grant the requested relief. Clearly, the use proposed will not be detrimental to the health, safety and general welfare of the locale. To the contrary, the Volunteer Fire Company has existed on the site for many years and provides a needed service to the surrounding community. The special hearing will also be granted to approve the acquisition and limited use of the 1.05-acre parcel. It is also appropriate that the overflow parking area remain as grass and that a durable and dustless surface need not be required, given the limited use of the parcel and the rural character of the neighborhood. However, relief will be conditioned upon the design of the proposed septic system being approved by the Ground Water Management Division of the Department of Environmental Protection and Resource Management (DEPRM). The design for such system must be approved prior to the issuance of any permits for the proposed addition.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE IT IS ORDERED, by the Zoning Commissioner for Baltimore County this 3rd day of April, 2002 that the Petition for Special Hearing to approve the non-density transfer of 1.05 acres from the Hendrix property to the Maryland Line Fire Protective Association, Inc., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit an ambulance rescue facility on the subject property, pursuant to Section 1A01.C(27) of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

ORDER RECORDED FOR FILING  
Date 4/3/12  
By [Signature]

- 2) Prior to the issuance of any permits, the Petitioners shall obtain approval of the design of the proposed septic system on the 1.05-acre parcel by the Ground Water Management Division of the Department of Environmental Protection and Resource Management (DEPRM).
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 4/3/02  
By [Signature]



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

April 2, 2002

Anne Kay Kramer, J.D., Esquire  
7-I Gwynns Mill Court  
Owings Mills, Maryland 21117

RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION  
SE/Corner York Road and Freeland Road  
(21631 York Road)  
7<sup>th</sup> Election District – 3<sup>rd</sup> Council District  
Maryland Line Volunteer Fire Department - Petitioners  
Case No. 02-298-SPHX

Dear Ms. Kramer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Special Exception have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Charles E. Fogle, Jr., President  
Maryland Line Vol. Fire Dept., 21631 York Road, Maryland Line, Md. 21105  
Mr. Leonard T. Bohager, Wallace Montgomery & Assoc., LLC,  
110 West Road, Suite 300, Towson, Md. 21204  
Mr. Michael Jenkins, Purdum & Jeschke Engineers  
8005 Harford Road, Baltimore, Md. 21234  
Mr. Richard L. Weller, 21314 Lentz Road, Parkton, Md. 21120  
Mr. William J. Schmalzer, 20404 Downes Road, Parkton, Md. 21120-9165  
Ms. Martha T. Hendrix, 21621 York Road, P.O. Box 265, Maryland Line, Md. 21105  
DEPRM; People's Counsel; Case File





# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at 21631 York Road, Maryland Line, Md. 21105  
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve Requesting approval of non-density transfer of 1.05 acres of land from Hendrix property to Maryland Line Fire Protective Association, Inc.

Property is to be posted and advertised as prescribed by the zoning regulations.  
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Maryland Line Volunteer Fire Department

Name - Type or Print

Charles E. Fogel PRESIDENT

Signature

21631 York Road (410) 887-1932

Address

Telephone No.

Maryland Line, MD

MD

21105

City

State

Zip Code

### Attorney For Petitioner:

Anne Kay Kramer, J.D.

Name - Type or Print

Anne Kay Kramer, J.D.

Signature

Company

7-T Gwynns Mill Court (410) 581-8860

Address

Telephone No.

Gwynns Mills,

MD

21117

City

State

Zip Code

### Legal Owner(s):

Martha T. Hendrix

(widow)

Name - Type or Print

Martha T. Hendrix

Signature

Name - Type or Print

Signature

21621 York Road, P.O. Box 265 (410) 357-5444

Address

Telephone No.

Maryland Line,

MD

21105

City

State

Zip Code

### Representative to be Contacted:

Anne Kay Kramer, J.D.

Name

7-T Gwynns Mill Court (410) 581-8860

Address

Telephone No.

Gwynns Mills,

MD

21117

City

State

Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By JRF Date 1-15-02

Case No. 02-298-SP4X

Date REU 9/15/98

By \_\_\_\_\_

ORDER RECEIVED FOR FILING  
4/3/02  
Date  
By



# Petition for Special Exception

## to the Zoning Commissioner of Baltimore County

for the property located at 21631 York Road, Maryland Line, MD 21105

which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for Special Exception for the Maryland Line Fire Protective Association, Inc.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Maryland Line Volunteer Fire Department

Name - Type or Print

Charles E. Fough Jr. PRESIDENT

Signature

21631 York Road

Address

Telephone No.

Maryland Line

MD

21105

City

State

Zip Code

### Attorney For Petitioner:

Anne Kay Kramer, J.D.

Name - Type or Print

Anne Kay Kramer, J.D.

Signature

Company

7-I Gwynns Mill Court

(410) 581-8860

Address

Telephone No.

Owings Mills

MD

21117

City

State

Zip Code

### Legal Owner(s):

Martha T. Hendrix

(widow)

Name - Type or Print

Martha T. Hendrix

Signature

Name - Type or Print

Signature

21621 York Road, P.O. BOX 265

Address

Telephone No.

Maryland Line,

MD

21105

City

State

Zip Code

### Representative to be Contacted:

Anne Kay Kramer, J.D.

Name

7- I Gwynns Mill Court

(410) 581-8860

Address

Telephone No.

Owings Mills,

MD

21117

City

State

Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By JRF

Date 1/15/02

ORDER RECORDED FOR  
Date 1/15/02  
BY 2010915/98

02-298-SPHX

**DESCRIPTION TO ACCOMPANY PETITION  
FOR SPECIAL HEARING AND SPECIAL EXCEPTION  
MARYLAND LINE VOLUNTEER FIRE DEPARTMENT  
EAST SIDE OF YORK ROAD, MD ROUTE 45, SOUTH OF FREELAND ROAD, MD ROUTE 409  
7<sup>TH</sup> ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND**

Beginning for the same on the west right-of-way line of Interstate Highway 83, 300 feet wide, at a point located South 29° 48' 52" East 210.96 feet from the intersection of said line with the southern right-of-way line of Maryland Route 409, Freeland Road and running thence with the west side of Interstate Highway 83, 1.) South 29° 48' 52" East 118.00 feet, thence leaving said right-of-way line, 2.) South 61° 56' 08" West 412.63 feet, thence, 3.) North 08° 04' 45" West 125.50 feet to the south side of the Maryland Line Fire Protection Association, Inc. property described in Liber T.B.S. No. 1868, Folio 577, thence binding thereon, 4.) North 61° 56' 08" East 366.13 feet to the place of beginning. Containing 1.05 Acres of land more or less.



MRS HENDRIX  
PROPERTY ONLY

# 298



**DESCRIPTION TO ACCOMPANY PETITION  
FOR SPECIAL HEARING AND SPECIAL EXCEPTION  
MARYLAND LINE VOLUNTEER FIRE DEPARTMENT  
EAST SIDE OF YORK ROAD, MD ROUTE 45, SOUTH OF FREELAND ROAD, MD ROUTE 409  
7<sup>TH</sup> ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND**

Beginning for the same on the west right-of-way line of Interstate Highway 83, 300 feet wide, at a point located South 29° 48' 52" East 44 feet from the intersection of said line with the southern right-of-way line of Maryland Route 409, Freeland Road and running thence with the west side of Interstate Highway 83, 1.) South 29° 48' 52" East 284.96 feet, thence leaving said right-of-way line, 2.) South 61° 56' 08" West 412.63 feet, thence, 3.) North 08° 04' 45" West 125.50 feet to the south side of the Maryland Line Fire Protection Association, Inc. property described in Liber T.B.S. No. 1868, Folio 577, thence binding thereon, 4.) South 63° 11' 08" West 221.10 feet to the east side of York Road, Maryland Route 45, thence on the east side thereof, 5.) North 23° 48' 52" West 177.50 feet, thence leaving York Road, 6.) North 64° 23' 03" East 325.07 feet, thence 7.) North 62° 11' 08" East 244.16 feet to the place of beginning. Containing 3.32 Acres of land, more or less.



2-20-02

#298

BOTH EXISTING.  
FIRE DEPT.  
PROPERTY PLUS  
MRS HENDRIX  
PROPERTY

# NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-298-SPHX

21631 York Road

NE/S York Road, 95' SE centerline Old-Freeland Road

7th Election District - 3rd Councilmanic District

Legal Owner(s): Martha T. Hendrix

Contract Purchaser: Charles E. Fogle, Jr., Maryland Line Volunteer Fire Department

**Special Exception:** for volunteer fire company and **Special Hearing:** to approve non-density transfer of 1.05 acres of land from Hendrix property to Maryland Line Fire Protective Association Inc.

**Hearing: Monday, March 18, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2/303 Feb. 28

C822874

## CERTIFICATE OF PUBLICATION

3/1/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/28/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*S. Wilkins*

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE Case No

02-298-SPHX

Petitioner Developer

MD. LINE VFC ;  
ETAL

Date of Hearing Closing

3/18/02

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Mrs. Gwendolyn Stephens  
MR. GEORGE ZAHNER

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at: # 21631 YORK RD.

The sign(s) were posted on

2/25/02

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/25/02  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

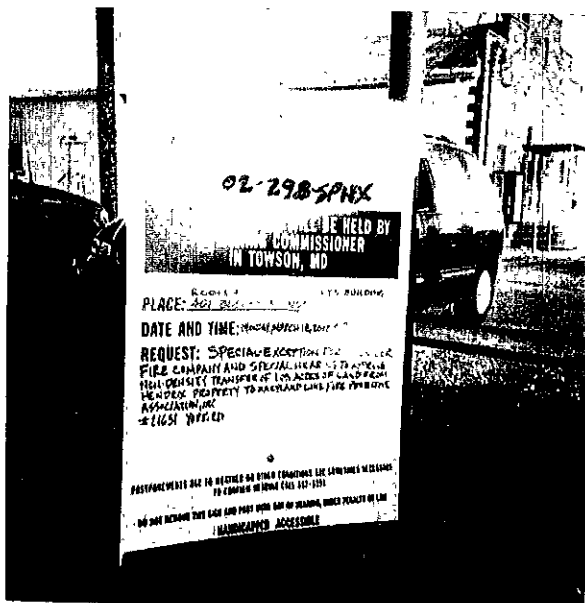
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-357

(Telephone Number)



02-298-SPHX

# 21631 YORK RD

MD. LINE VFC

3/18/02

# CERTIFICATE OF POSTING

RE: Case No. 02-298 SPHX

Petitioner/Developer MD-LINE VOL F.C.

Date of Hearing/Closing 3/18/02

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens/  
MR. GEORGE ZAHNER

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #21631 YORK RD.

MD-LINE VOL. F.C.

The sign(s) were posted on

2/28/02

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/1/02  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

**ZONING**

CASE # 02-298

**A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD**

ROOM 111, COUNTY OFFICE BUILDING  
PLACE: 401 BOULEVARD

DATE AND TIME: MONDAY, MARCH 18, 2002, 2:00 PM

REQUEST: SPECIAL EXCEPTION FOR VOLUNTEER  
FIRE COMPANY AND SPECIAL HEARING TO APPROVE  
HIGH-DENSITY TRANSFER OF 105 ACRES OF LAND FROM  
HENDERSON PROPERTY TO HARTLAND LINE FIRE PROTECTIVE  
ASSOCIATION, INC.  
\*21631 YORK RD

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONTINUE HEARING CALL 410-331-1111

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

## ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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#### For Newspaper Advertising:

Item Number or Case Number: 02-298-SPHX

Petitioner: MARYLAND LINE VOLUNTEER FIRE DEPARTMENT

Address or Location: 21631 YORK ROAD, MARYLAND LINE, MD 21105

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHARLES E. FOGLE, JR. PRESIDENT

Address: 21631 YORK ROAD  
MARYLAND LINE, MD 21105

Telephone Number: (410) 887-1932

TO: PATUXENT PUBLISHING COMPANY  
Thursday, February 28, 2002 Issue – Jeffersonian

Please forward billing to:  
Charles E Fogle Jr, President  
21631 York Road  
Maryland Line, MD 21105

410 887-1932

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-298-SPHX

21631 York Road

NE/S York Road, 95' SE centerline Old Freeland Road

7<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Martha T Hendrix

Contract Purchaser: Charles E Fogle Jr, Maryland Line Volunteer Fire Department

Special Exception for volunteer fire company and Special Hearing to approve non-density transfer of 1.05 acres of land from Hendrix property to Maryland Line Fire Protective Association Inc.

HEARING: Monday, March 18, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

February 12, 2002

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-298-SPHX

21631 York Road

NE/S York Road, 95' SE centerline Old Freeland Road

7<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Martha T Hendrix

Contract Purchaser: Charles E Fogle Jr, Maryland Line Volunteer Fire Department

Special Exception for volunteer fire company and Special Hearing to approve non-density transfer of 1.05 acres of land from Hendrix property to Maryland Line Fire Protective Association Inc.

HEARING: Monday, March 18, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDZ  
Director

C: Anne K Kramer, 7-I Gwynns Mill Court, Owings Mills 21117  
Martha T Hendrix, 21621 York Road, Maryland Line 21105  
Charles E Fogle Jr, Maryland Line Volunteer Fire Department, 21631 York Road,  
Maryland Line 21105

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 2, 2002.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

March 15, 2002

Ms. Anne Kay Kramer J.D.  
7-I Gwynns Mill Court  
Owings Mills MD 21117

Dear Ms. Kramer:

RE: Case Number: 02-298-SPHX, 21631 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 15, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr. 602  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Martha T Hendrix, 21621 York Road, Maryland Line 21105  
Maryland Line Volunteer Fire Department, Charles E Fogle Jr, 21631 York Road,  
Maryland Line 21105  
People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)






BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits & Development  
Management

**DATE:** March 7, 2002

**FROM:**  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
for February 19, 2002  
Item Nos. 293, 294, 295, 296, 297, 298,  
299, 300, 301, 304, 305, 306, 308,  
310 and 311

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

February 13, 2002

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF February 11, 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

295, 296, 297, (298), 299, 300, 301, 302, 303, 304, 305, 506,  
307, 308, 309, 311, 312,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd G. Taylor *TGT*

DATE: March 11, 2002

SUBJECT: Zoning Item 298  
Address 21631 York Road

Zoning Advisory Committee Meeting of February 11, 2002

Prior to building permit approval the septic system must be designed by Ground Water Management.

Reviewer: Sue Farinetti

Date: March 11, 2002

Les  
2/18

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

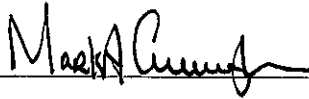
**DATE:** February 21, 2002

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

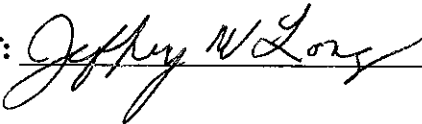
**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 02-298**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 2.12.02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204


RE: Baltimore County  
Item No. 298 JRF

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

  
for Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR SPECIAL EXCEPTION  
21631 York Road, NE/S York Rd,  
95' SE of c/l Old Freeland Rd  
7th Election District, 3rd Councilmanic

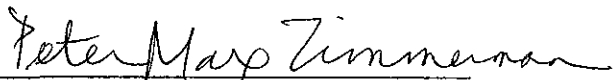
Legal Owner: Martha T. Hendrix  
Contract Purchaser: Maryland Line Volunteer Fire Dept.  
Petitioner(s)


\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-298-SPHX

\* \* \* \* \*

**ENTRY OF APPEARANCE**

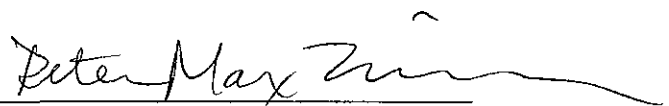
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 13<sup>th</sup> day of February, 2002 a copy of the foregoing Entry of Appearance was mailed to Anne Kay Kramer, Esq., 7-I Gwynns Mill Court, Owings Mills, MD 21117, attorney for Petitioner(s).

  
PETER MAX ZIMMERMAN



Purdum and Jeschke, LLC

The Professional Engineering Center  
8005 Harford Road  
Baltimore, MD 21234  
Phone: 410 668-8800 FAX: 410 668-8801

## LETTER OF TRANSMITTAL

**TO: Department of Permits &  
Development**

**County Office Building**

**111 Chesapeake Ave. , Room 123**

**Towson, MD 21204**

**DATE**

**February 20, 2002**

**JOB No.**

**01-504**

**ATTENTION: June Fernando**

**RE: Revised Special Hearing/ Special  
Exception Application Requirements**

Attached Via: ☒ Hand Delivered ☐ Mail ☐ Overnight ☐ Fax ( Pages)

Copies	DATE	NO. PAGES	DESCRIPTION
3	Feb 20, 02	1	Property Description for Maryland Line Volunteer Fire Department including Mrs. Hendrix property (3.32 acres of land)
3	Feb 20, 02	1	Property Description for Mrs. Hendrix property (1.05 acres of land)
12	Feb 20, 02	1	Maryland Line Volunteer Fire Department Plat.

THESE ITEMS ARE TRANSMITTED AS CHECKED BELOW:

<input type="checkbox"/> For Your Use	<input checked="" type="checkbox"/> For Approval	<input type="checkbox"/> Revise and Resubmit
<input type="checkbox"/> As Requested	<input type="checkbox"/> NO EXCEPTIONS TAKEN	<input type="checkbox"/> NOT ACCEPTABLE
<input type="checkbox"/> For Review And Comment	<input type="checkbox"/> Comments Noted	<input type="checkbox"/> Submittal Not Required/

June, please call if there are any questions.

Copy: File

Sincerely,

Signed:

Michael D. Jenkins  
Project Engineer



**PURDUM AND JESCHKE**  
8005 Harford Road  
Baltimore, Maryland 21234-5701  
(410) 668-8800 • Fax: (410) 668-8801

**LETTER OF TRANSMITTAL**

TO: DEPARTMENT OF PERMITS & DEVELOPMENT  
COUNTY OFFICE BUILDING  
111 CHESAPEAKE AVE., ROOM 123  
TOWSON, MD 21204

DATE: 01/15/2002  
WORK ORDER NO.:

ATTN: JUNE FERNANDO  
RE: MD LINE VFD.

WE ARE SENDING YOU: ☐ Shop Drawings ☐ Prints ☐ Plans ☐ Specifications  
☐ Computer ☐ Disk ☐ Report ☒ As Noted Below

COPIES	DESCRIPTION
3	PETITION FORMS SIGNED & FILLED OUT
12	SEALED PLAT
3	SEALED DESCRIPTION OF PROPERTY
1	1"=200' SCALE OFFICIAL ZONING MAP

THESE ARE TRANSMITTED: ☐ Approved As Submitted ☒ For Approval ☐ For Your Use  
☐ Approved As Noted ☐ Returned for Corrections ☐ As Requested  
☐ For Review & Comment ☐ Resubmit

REMARKS: "GEORGE", PLEASE SCHEDULE HEARING FOR SOMETIME WEEK OF APRIL 22, 2002. Thanks.

COPY TO: FILE.

SIGNED: 

# 298



**Anne Kay Kramer**  
**Attorney at Law**

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January 10, 2002

Department of Permits & Development  
County Office Bldg.  
111 Chesapeake Ave.  
Room 123  
Towson, MD 21204

Gentlemen:

Enclosed please find petitions for Special Hearing and Special Exception with accompanying plats as required by the Procedure for minor Subdivision. The filing fee for this submission has been waived.

If you have any questions or need additional information please let me know.

Sincerely,



Anne Kay Kramer

AKK/MP  
Enclosure

#298

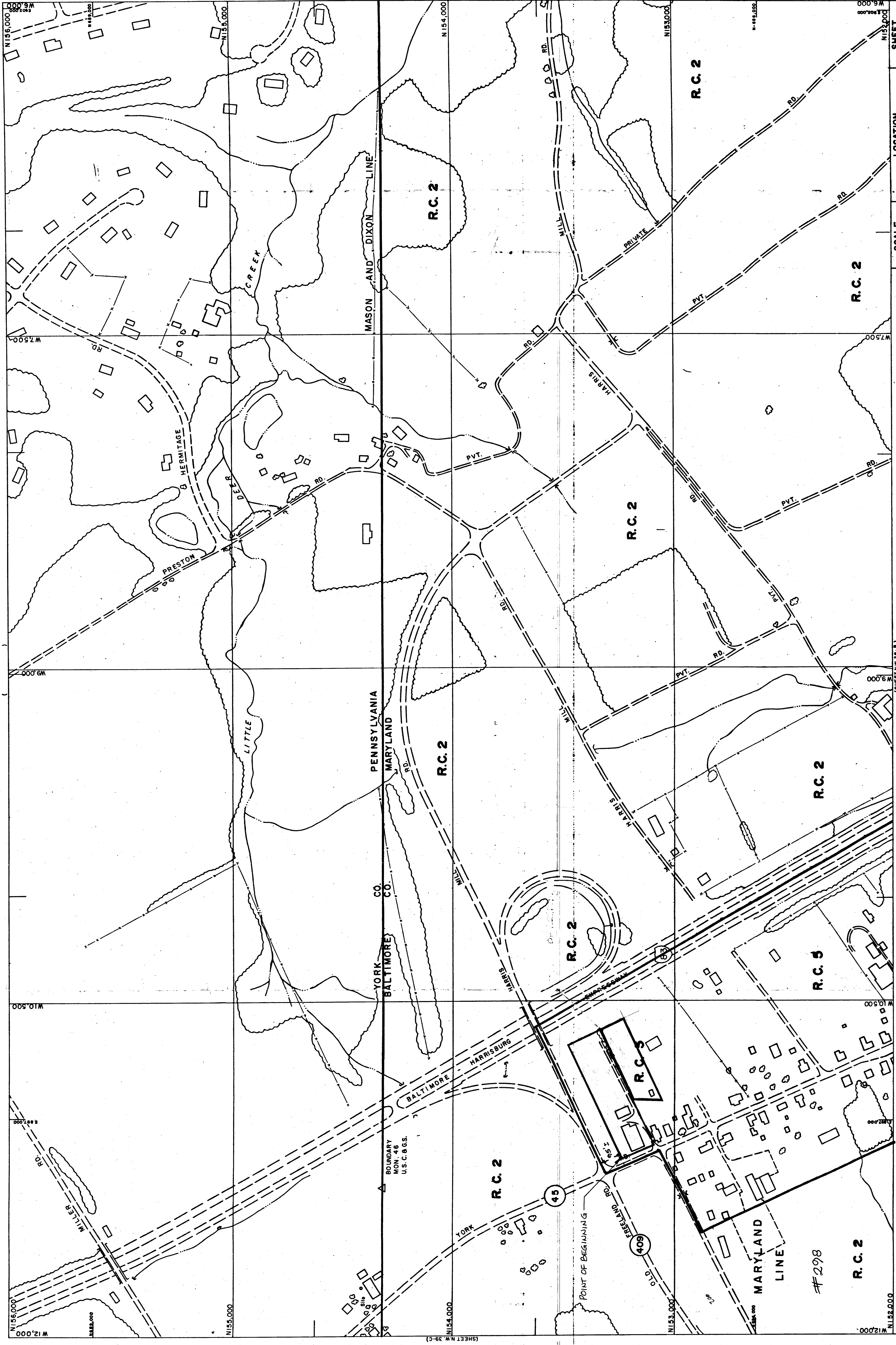
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Quentin Kearney Council	
Michael Jenkins Fordham Jeschke Orgs. 8005 Hanford Rd. Balt. Co. 21234	✓
LEONARD T. BOHAGER Wallace Montgomery & Assoc LLC 110 West Road Suite 300 Towson, Md 21204	
CHARLES E. FOGLE JR. 17970 Fielding Court. NEW FREEDOM, PR. 17349	
Richard J. Weller 21314 Lentz Rd PARKTON, MD 21120	
William J. Schmalzer 20404 Downes Rd Parkton MD 21120-9165	



NW 39 B



RR - NE	2000 COMPREHENSIVE ZONING MAP ADOPTED BY THE BALTIMORE COUNTY COUNCIL OCTOBER 10, 2000 Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,		BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP		SCALE 1" = 200' ±	LOCATION MARYLAND LINE	SHEET N.W. 39-B
	THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210			DATE OF PHOTOGRAPHY JANUARY 1986			



ZONED RC-2  
ZONED RC-3

MD ROUTE 409  
FRIELAND ROAD

SEE 300' FROM VARIOUS SPEC PLAT NO. 17190, 18203 & 18204

CURRENT OWNERSHIP  
MARYLAND LINE FIRE PROTECTIVE  
ASSOCIATION INCORPORATED  
L 2096 F 577  
(2.004 AC. FL. OR 0.066 AC.) ±

MD ROUTE 45  
YORK ROAD

1" = 100' (Vertical Scale)

Approved Station  
12,272 S.F.  
PROPERTY OF  
DALE PATRICK LIST, JR.  
L 2118 F 178  
421627

1" = 100' (Vertical Scale)  
PROPERTY OF  
DALE PATRICK LIST, JR.  
L 2118 F 178  
421627

PROPERTY OF  
CARROLL E. AND  
MARTHA T. HENDRIX  
L 2118 F 178  
TRACT NO. 2

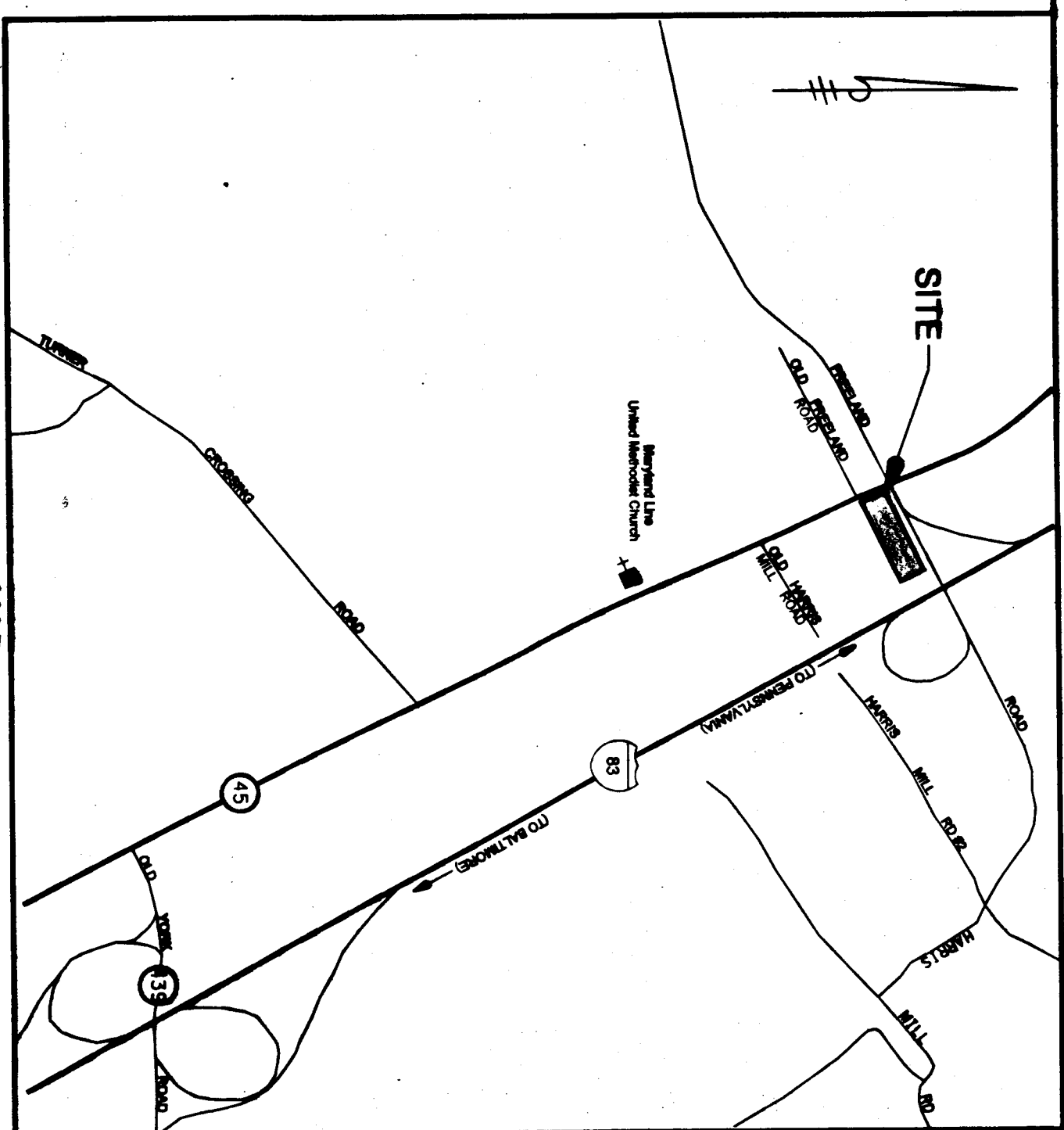
0  
Ex. Sample

WALLACE,  
MONTGOMERY  
& ASSOCIATES  
CIVIL AND STRUCTURAL ENGINEERS  
110 WEST ROAD  
TOWSON, MARYLAND 21204



1-20-02

REDUCED OUTLINE  
OF HENDRIX PROPERTY  
(NOT TO SCALE)



VICINITY MAP  
SCALE 1"=200'

NOTES

1. AREA OF SITE = 2.266 AC.
2. AREA OF ACQUISITION = 1.05 AC.
3. TOTAL SITE AREA = 3.32 AC.
4. SITE ZONED RC-3, ZONING MAP RW 33-B.
5. CURRENT USE - VOLUNTEER FIRE COMPANY.
6. PROPOSED USE - VOLUNTEER FIRE COMPANY.
7. EXISTING USE - VOLUNTEER FIRE COMPANY.
8. REQUESTING APPROVAL OF NON-DENSITY TRANSFER TO 1.05 ACRES OF LAND FROM HENDRIX PROPERTY TO MARYLAND LINE FIRE PROTECTIVE ASSOCIATION, INC.
9. PROPOSED LAND ACQUISITION IS FOR SERVICE, DISPENSER, PARKING AREA AND POSSIBLE EVENT.
10. TOTAL PARKING SPACES = 192.

LEGEND

- PERCOLATION TEST SITE
- EXISTING CONTOUR
- EXISTING RIGHT OF WAY

PARKING DATA

1. UNPAVED FIRE DEPARTMENT USE
2. 3 SPACES FOR EACH 1,000 SQ. FT.
3. 12.81 x 3.3 = 42.27
4. SPACES REQUIRED 43
5. TOTAL SPACES 192
6. PAVING TYPE: GRAVEL, DIRTABLE AND DUSTLESS

PLAT TO ACCOMPANY PETITION  
FOR SPECIAL HEARING AND SPECIAL EXCEPTION

MARYLAND LINE VOLUNTEER  
FIRE DEPARTMENT

7th ELECTION DISTRICT  
3rd COUNCILMANIC DISTRICT - CENSUS TRACT 4071  
BALTIMORE COUNTY, MARYLAND  
SCALE: 30 FEET TO 1 INCH DATE: SEPTEMBER 20, 2001

10/1/01